



Case Number **ZC-17-118**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 19, 2017

Council District 6

Zoning Commission Recommendation:

Denial by a vote of 8-1

Opposition: Two people spoke, Nine letters submitted

Support: One submitted

Continued	Yes <u>X</u>	No <u> </u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <u> </u>	No <u>X</u>
Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: Life Covenant Church Inc.

Site Location: 5400 W. Risinger Road Mapsco: 102RV

Proposed Use: Church and Commercial use

Request: From: "A-5" One-Family and "E" Neighborhood Commercial

To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Background:

The property consists of commercial uses and vacant land designated for neighborhood commercial in the 2017 Comprehensive Plan. Much of the property is adjacent to the Chisholm Trail Parkway.

Residential uses are discouraged adjacent to the Chisholm Trail and the NTTA has indicated that no future sound walls will be constructed if residential development is developed and affected by the road noise. However, it is a large property to be indicated for commercial development with access from Summer Creek Drive and Risinger Road an intersection located in the middle of a single family neighborhood, outside of larger street corridors where higher intensity is encouraged.

The case was continued at the September 12 City Council meeting in absence of the Council member. The applicant has had two positive neighborhood meetings since the Zoning Commission meeting according to their email and is removing the northern property from the zoning request.

At the August 9 Zoning Commission meeting the opposition had concerns with additional signage, lighting and proposed uses on the north tract.

Site Information:

Applicant:	Life Covenant Church Inc. 4600 E. 2 nd Street Edmond, OK 73034
Acreage:	23.21 acres
Comprehensive Plan Sector:	Wedgwood and Far Southwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Single-Family and vacant
East "R1" Zero Lot Line/Cluster / Single-Family
South "A-5" One-Family, "E" Neighborhood Commercial and "FR" General Commercial
Restricted / Church and vacant
West "R1" Zero Lot Line/Cluster, "E" Neighborhood Commercial and "FR" General Commercial
Restricted / Single-Family and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: PP-16-016 Life Church of Ft Worth, Approved by the City Plan Commission 06/22/16

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail	Tollway	Tollway	Constructed
Risinger Rd	System Link	System Link	Constructed
Summer Creek	Neighborhood Collector	Neighborhood Collector	Constructed
Branch Hollow	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on July 17, 2017.

The following organizations were notified: (emailed July 21, 2017)

Organizations Notified	
Summer Creek Ranch HOA	Fort Worth League of Neighborhood Associations, INC.
Summer Creek Meadows HA	Trinity Habitat for Humanity
Summer Creek HA	Streams and Valleys Inc.
Villages of Sunset Pointe HA	District 6 Alliance
Hulen Heights HOA	Crowley ISD
Summer Creek South HOA*	Fort Worth ISD

**closest registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "E" Neighborhood Commercial for an existing church to have an electronic sign and the remainder for commercial uses.

Based on the zoning classification for the existing church, plus more commercial uses bounded by major roadways and adjacent to the Toll Road, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as Single-Family and Neighborhood Commercial. The proposed zoning is partially consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

The proposed zoning for the single-family designation is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

However, the existing Church use, NTTA letter stating they are no longer putting up screening walls along Chisholm Trail for single-family development

Therefore, the proposed zoning **is consistent** with the Comprehensive Plan

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2017 Comprehensive Plan.

Attachments:

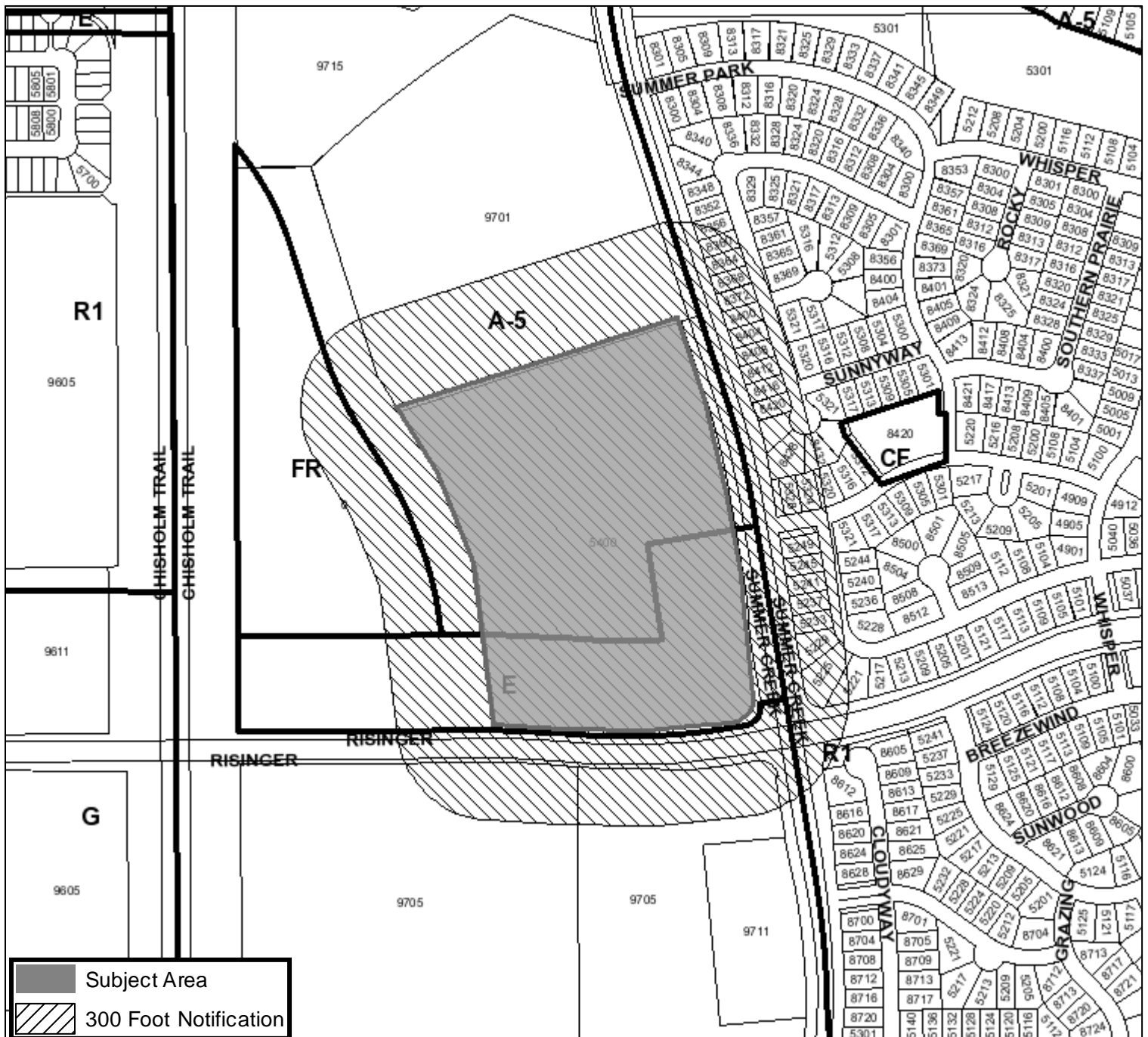
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-17-118

Area Zoning Map

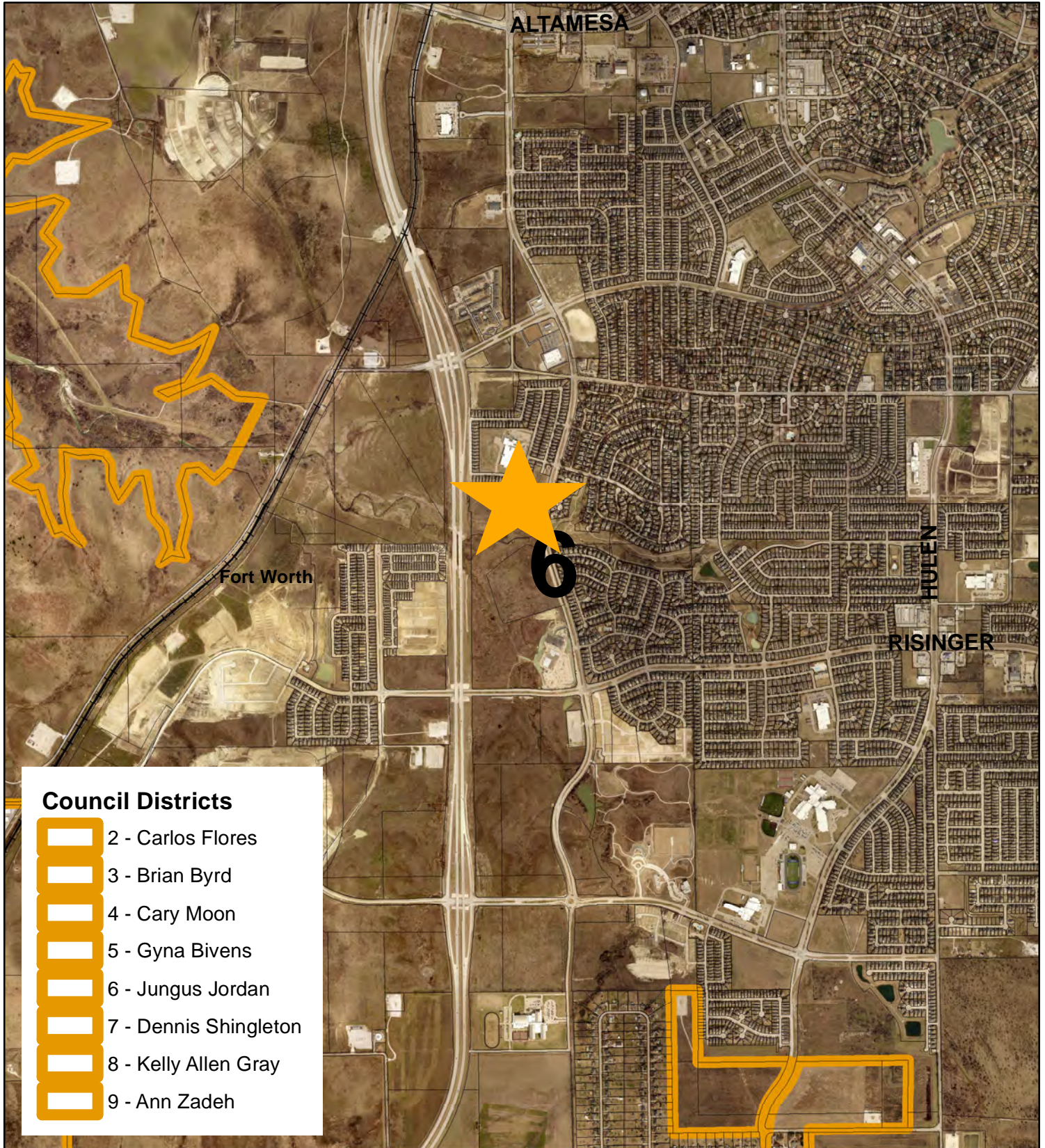
Applicant: Life Covenant Church
Address: 5400 W. Risinger Road
Zoning From: A-5, E
Zoning To: E
Acres: 23.09471624
Mapsc0: 102RV
Sector/District: Wedgwood & Far SW
Commission Date: 8/9/2017
Contact: 817-392-2495



0 225 450 900 Feet

Created: 9/14/2017 10:18:22 AM

Area Map

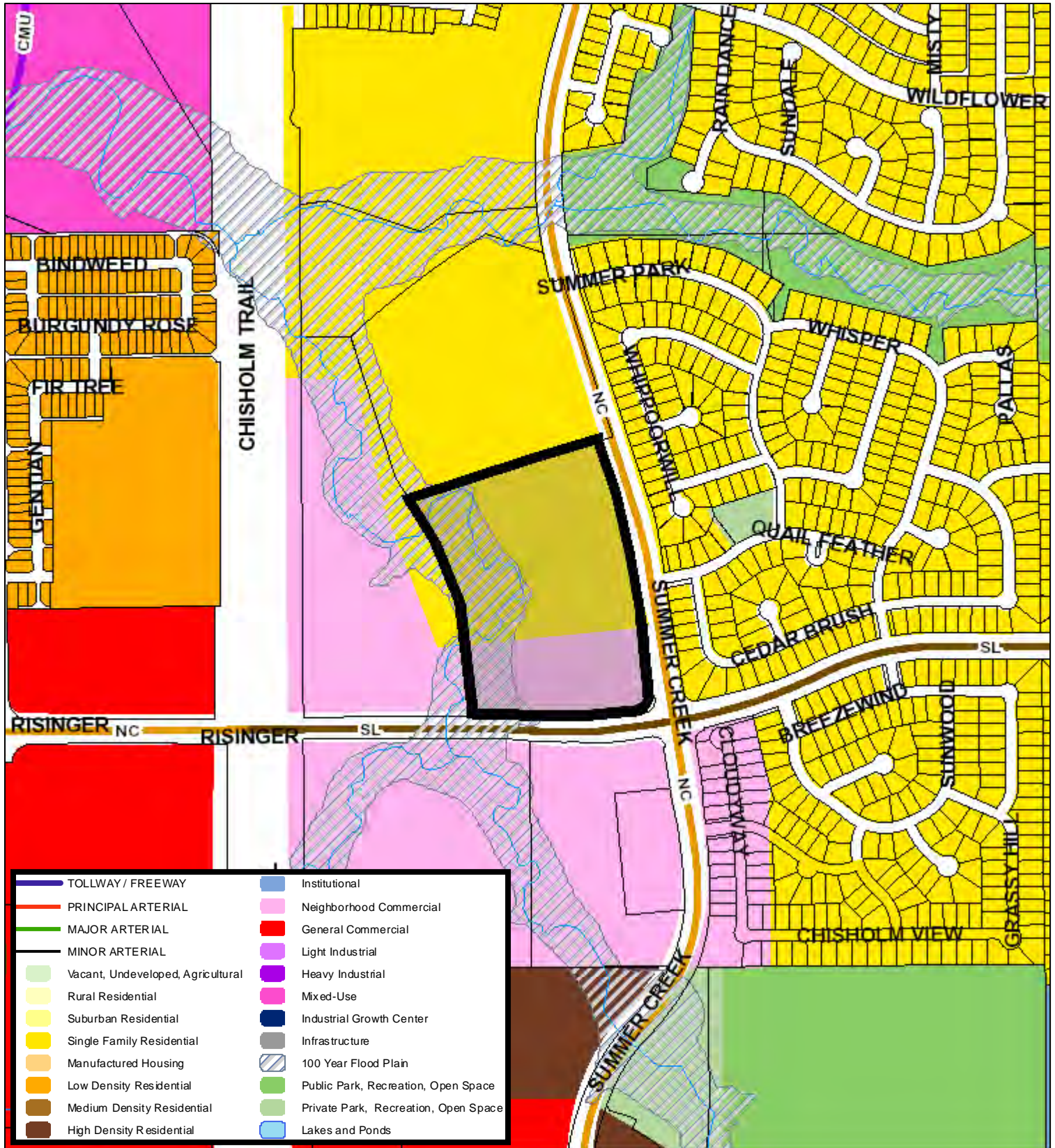


1,800 900 0 1,800 Feet



ZC-17-118

Future Land Use



620 310 0 620 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.

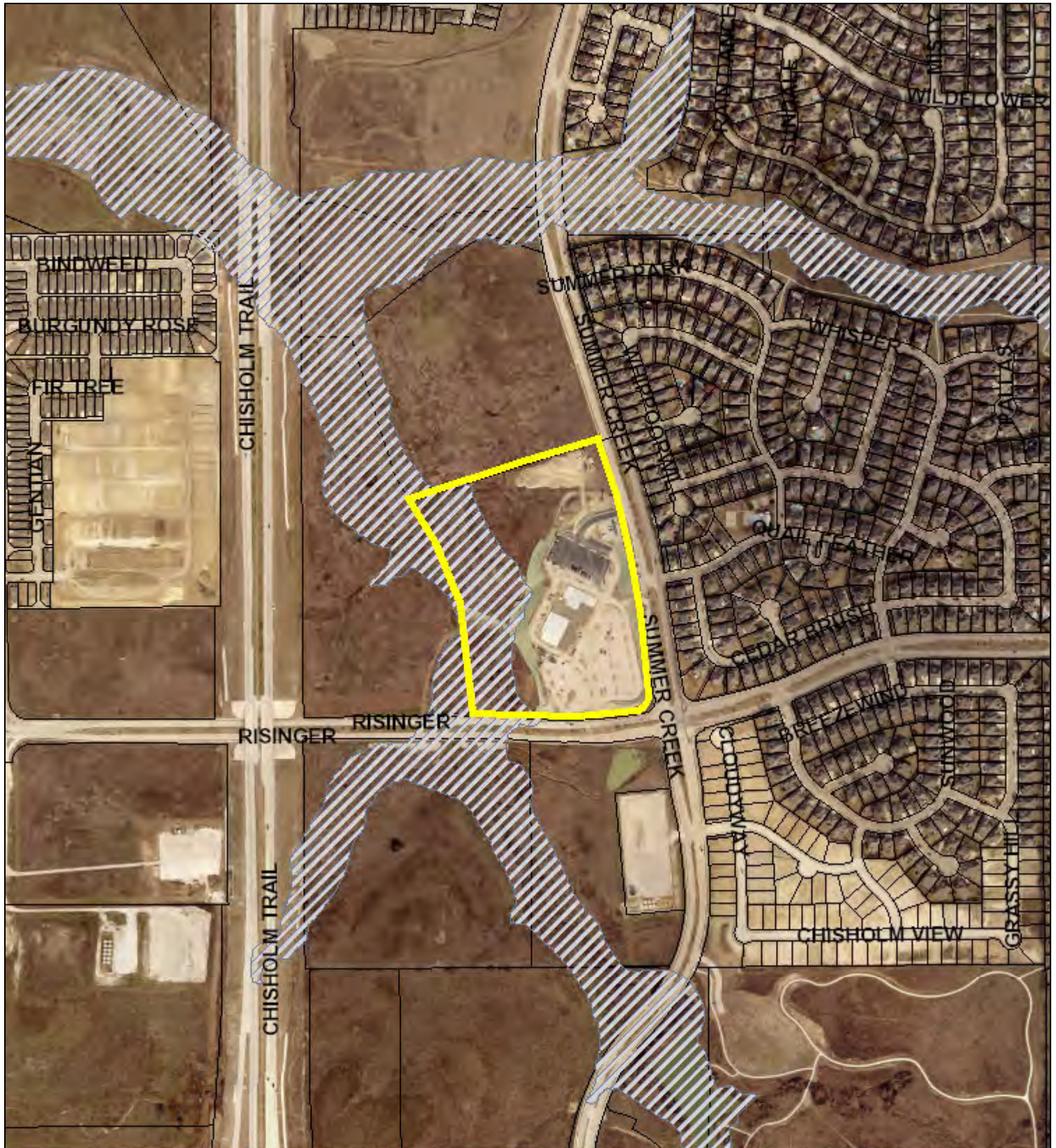


Created: 9/14/2017 10:18:10 AM



ZC-17-118

Aerial Photo Map



0 387.5 775 1,550 Feet



Document received for written correspondence					ZC-17-117
Name	Address	In/Out 300 notification area ft.	Position on case		Summary
Patrick McGlothlin	420 Steeplechase Dr		Support		Applicant
East Fort Worth Business Association				Opposition	Sent letter
Glencrest Civic League				Opposition	Sent letter

9. ZC-17-118 Life Covenant Church (CD 6) – 5400 W. Risinger Rd, 5651 Summer Creek Dr. (P.T.I. R.R Survey Abstract No. 1831, J. J. Albirado Survey Abstract No. 4, and J. Asbury Survey Abstract No. 52, 55.35 ac.) From: “A-5” One-Family To: “E” Neighborhood Commercial

Carolyn Back, 200 EM Brady St, Tulsa OK, representing the applicant, explained they are wanting to build a church and clean up the zoning. They want “E” so they can have two attached signs and monument signs on the street. They also have a letter of intent for senior housing on the northern tract.

Christopher Castoro, 4908 Cedar Brush Dr, representing Summer Creek South HOA spoke in opposition. He stated the two large interior lit signs they have are garish.

Sara Hebert, 8404 Whippoorwill Dr, spoke in opposition. She stated the area was supposed to be residential and would prefer if it were left as greenspace. She believes it could set a precedent for commercial uses in the area. She also stated that she spoke to someone in Mr. Jordan’s office and that he is against the rezoning of the northern tract.

During the rebuttal Ms. Back stated they are going to be having a meeting with Mr. Jordan soon, and that the building floor is 22’ lower than the street.

Motion: Following brief discussion, Ms. Runnels recommended Denial of the request, seconded by Ms. Conlin. The motion passed 8-1 with Ms. Dunn voting against.

Document received for written correspondence					ZC-17-118
Name	Address	In/Out 300 notification area ft.	Position on case		Summary
Carolyn Back	200 EM Brady St, Tulsa OK		Support		Representing Owner
Anand Patel	8505 Rugby Dr Irving, TX	Out	Support		Did not speak
Mark Allen	920 NW 186th St	Out	Support		Did not speak
Christopher Castoro	4908 Cedar Brush Dr	Out		Opposition	Spoke at hearing
Sara Hebert	8404 Whippoorwill Dr	In		Opposition	Spoke at hearing

Various				Opposition	Several letters of opposition to the variance for a sign
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10. ZC-17-119 CEMS Texas Real Estate LLC (CD 9) – 2816 Hemphill St (South Hemphill Heights Addition, Block 14, Lot 20, 0.17 ac.) From: “A-5” One-Family To: “MU-1” Low Intensity Mixed Use

Calvin East, 4704 Melrose Park, Colleyville, TX, representing the applicant stated they want to use the existing house and convert it into an office.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-17-119
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Calvin East	4704 Melrose Park, Colleyville, TX		Support		Representing applicant
South Hemphill Heights NA			Support		Sent Letter
Hemphill Corridor Task Force			Support		Sent Letter

11. ZC-17-121 Yvonne Johnson Living Trust (CD 9) – 2564 Wabash Ave (University Place Addition, Block 10, Lot 17, 0.32 ac.) From: “A-5” One-Family with TCU Residential Overlay To: PD/A-5 for all uses in “A-5” One Family plus four units in two structures; site plan required for new construction/TCU Residential Overlay

Yvonne Johnson, 2564 Wabash Ave, owner, spoke about the history of the development. The house and garage apartment were built in 1936 and the duplex was built in 1952. Her property is able to park 8 cars. She mentioned that she reached out to the neighbors to explain the request.

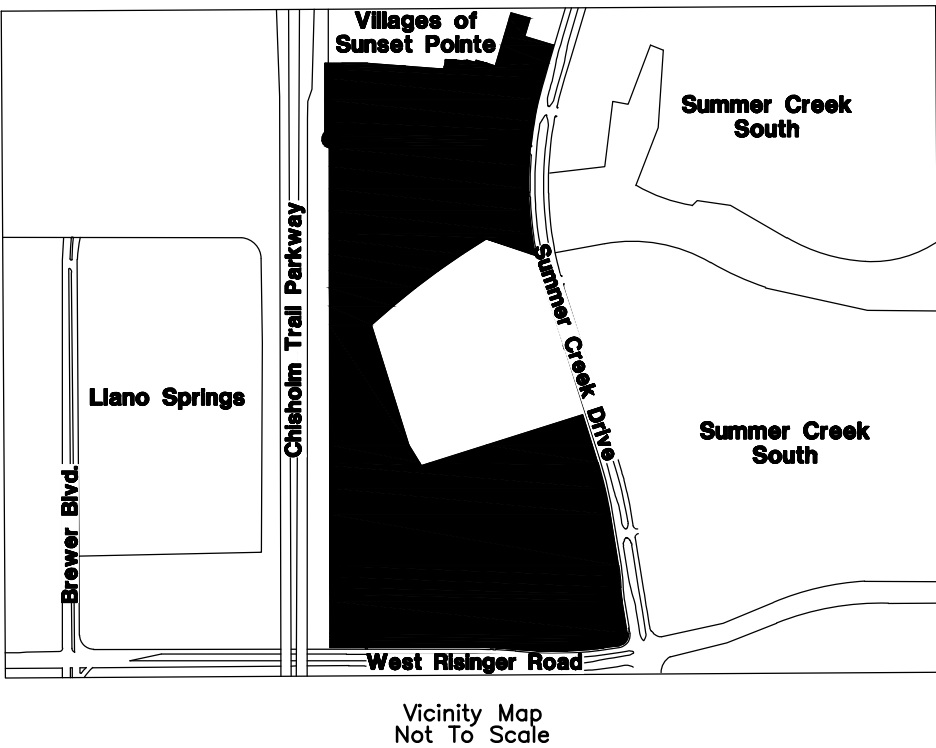
Dan McKenzie, 2637 Boyd, representing the University Heights NA, wanted clarification for the proposal, and if the request would limit the number of unrelated people that could live on the property he has no issue with it.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request as amended to limit the number of unrelated people living on the property to seven (7), seconded by Ms. Trevino. The motion passed unanimously 9-0.

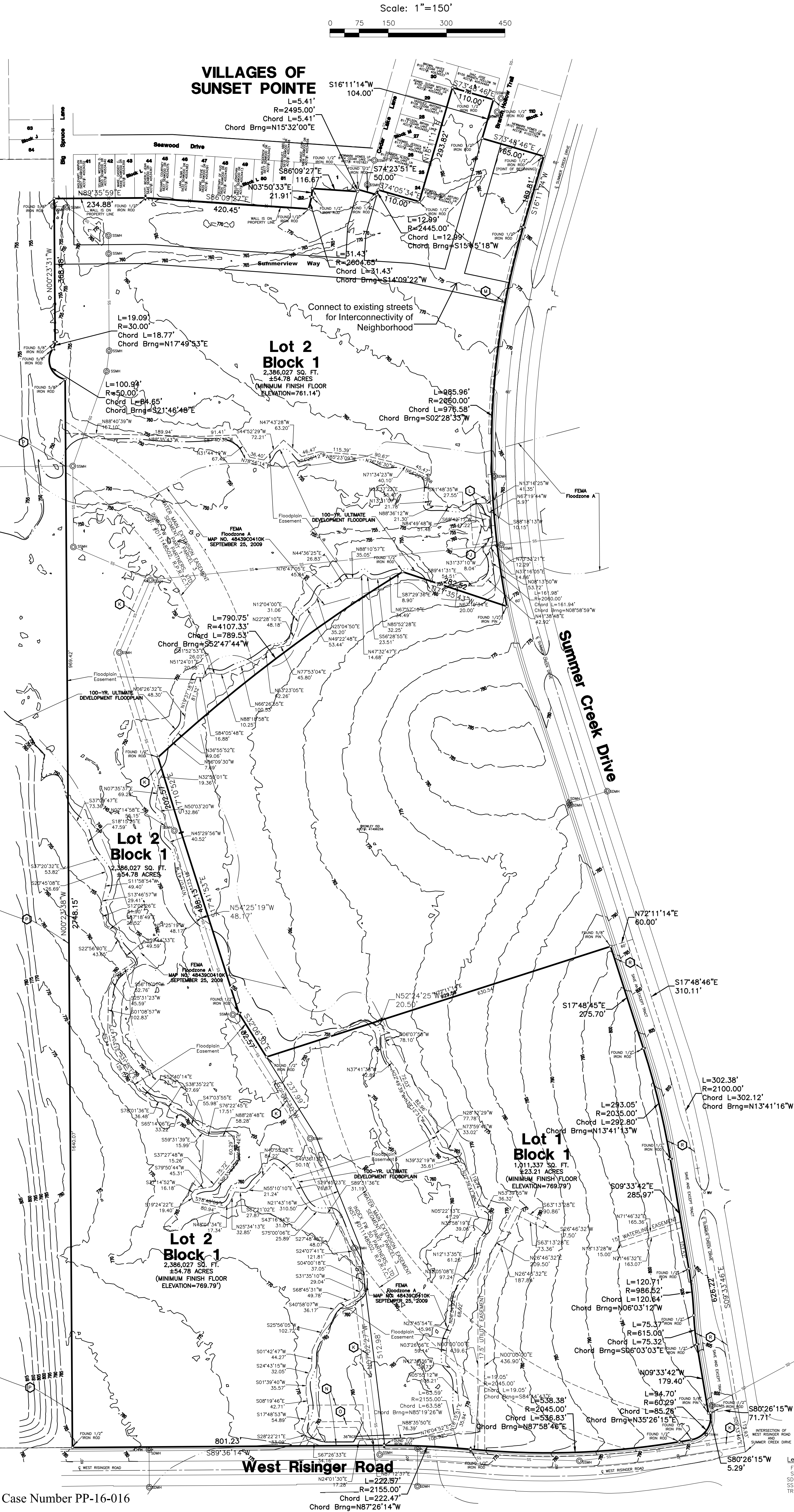
<i>Document received for written correspondence</i>					ZC-17-121
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Yvonne Johnson	2564 Wabash Ave		Support		Owner

Notes

- ALL EASEMENTS AND RIGHTS OF WAY ARE CONTAINED IN THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 3, 2015 AT 8:00 AM. COMMITMENT NO. 8005615100263, ISSUED: AUGUST 17, 2015 AT 8:00 AM ARE SHOWN AND NOTED HEREON.
- THE PROPERTY DESCRIBED HEREON CONTAINS 3,370,823 SQUARE FEET OR 77.99 ACRES MORE OR LESS.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPPED PARKING AREAS.
- THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TARRANT COUNTY, TEXAS, MAP NO. 48438010N, MAP REVISED: SEPTEMBER 25, 2009, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (A) SHADDED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INHOLD OF THE 100-YEAR FLOOD PLAIN.
- THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE CENTRAL NORTH.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED TEXAS STATE PLANE CENTRAL NORTH.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO BUILDINGS.



Land Use Table	Engineer	Surveyor	Owner/Developer
GROSS SITE AREA (ACREAGE): 77.99	WALLACE ENGINEERING, INC.	BENNETT SURVEYING, INC.	LIFE CHURCH CHURCH, INC.
TOTAL NUMBER OF LOTS: 2	STRUCTURAL CONSULTANTS, INC.	210 CHOUTEAU AVENUE	4600 E 2ND STREET
EXISTING LAND USE: VACANT	200 EAST BRADY STREET	TULSA, OK 74103	EDMOND, OK 73074
LAND USE WITHIN 300 FT: NORTH - SINGLE FAMILY RESIDENTIAL	TULSA, OK 74103	TEL: (918) 584-5858	
EAST - SUMMER CREEK DRIVE RIGHT-OF-WAY	TEXAS CA #001667	EXP DATE 12/31/16	
SOUTH - WEST RISINGER ROAD RIGHT-OF-WAY			
WEST - CHISOLM TRAIL PARKWAY RIGHT-OF-WAY			
EXISTING ZONING: A-5 RESIDENTIAL SINGLE FAMILY			
NEIGHBORHOOD COMMERCIAL			
FR GENERAL COMMERCIAL RESTRICTED			
PROPOSED ZONING: A-5 RESIDENTIAL SINGLE FAMILY			
NEIGHBORHOOD COMMERCIAL			
FR GENERAL COMMERCIAL RESTRICTED			



SOUTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 420.45 FEET, TO A PK NAIL SET IN A FENCE POST AT THE SOUTHEAST CORNER OF LOT 52, BLOCK "1", SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, NORTHEASTERLY, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 52, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2004.65 FEET, A CENTRAL ANGLE OF 10 DEGREES 41 MINUTES 29 SECONDS, A CHORD BEARING OF NORTH 14 DEGREES 09 MINUTES 22 SECONDS EAST, 31.43 FEET, AND AN ARC LENGTH OF 31.43 FEET TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE END OF SAID CURVE, NORTH 03 DEGREES 50 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 52, A DISTANCE OF 21.91 FEET TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1R, BLOCK "1", VILLAGES OF SUNSET POINTE, AS RECORDED IN CABINET "X", SLIDE 10482, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, THENCE SOUTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1R, A DISTANCE OF 116.87 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1R, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, THENCE NORTHEASTERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1R, BLOCK "1", AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2495.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 27 SECONDS, A CHORD BEARING OF NORTH 15 DEGREES 32 MINUTES 26 SECONDS EAST, 5.41 FEET, AND AN ARC LENGTH OF 5.41 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE END OF SAID CURVE, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE LANE (A 50' RIGHT-OF-WAY), THENCE SOUTH 74 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID CEDAR LAKE LANE, SAID POINT ALSO LYING AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2445.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 17 SECONDS, A CHORD BEARING OF NORTH 15 DEGREES 45 MINUTES 18 SECONDS EAST, 12.89 FEET, AND AN ARC LENGTH OF 13.00 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE END OF SAID CURVE, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES OF SUNSET POINTE ADDITION, AS FOLLOWS:

SOUTH 74 DEGREES 05 MINUTES 34 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 24, BLOCK "1", A DISTANCE OF 110.00 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE SOUTHEAST CORNER OF LOT 24, BLOCK "1", AND LYING AT THE BEGINNING OF A CURVE TO THE RIGHT, NORTHEASTERLY, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 24, BLOCK "1", AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2335.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 03 MINUTES 50 SECONDS EAST, 11.41 FEET, AND AN ARC LENGTH OF 11.41 FEET, TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE END OF SAID CURVE, NORTH 18 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 293.82 FEET TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE SOUTHWEST CORNER OF LOT 30, OF SAID BLOCK "1", SOUTH 73 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" AT THE SOUTHEAST CORNER OF LOT 30, OF SAID BLOCK "1", OF SAID VILLAGES OF SUNSET POINTE, AS RECORDED IN CABINET "X", SLIDES 9270-9271 AND LYING AT THE END OF SAID CURVE, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES OF SUNSET POINTE ADDITION, AS FOLLOWS:

SAFE AND EXCEPT

BEING A 1.865 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 1.865 ACRE TRACT OF LAND BEING A PORTION OF A 79.857 ACRE TRACT OF LAND (BY DEED) DEEDED TO FW 50 PARTNERS, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. D2011148502 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND 1.865 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT A 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" FOUND FOR THE SOUTHEAST CORNER OF SAID 79.857 ACRE TRACT OF LAND, SAID 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" BEING THE NORTHEAST CORNER OF A 0.1117 ACRE TRACT OF LAND (BY DEED) DEEDED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" BEING THE NORTHEAST CORNER OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" BEING THE INTERIOR EL CORNER IN THE EXISTING WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE SOUTH 80 DEGREES 26 MINUTES 16 SECONDS WEST, WITH THE SOUTH LINE OF SAID 79.857 ACRE TRACT OF LAND, WITH THE NORTH LINE OF SAID 0.1117 ACRE TRACT OF LAND AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, PASSING AT A DISTANCE OF 71.71 FEET TO A 1/2 INCH IRON ROD WITH AN ILLEGIBLE SET FOR CORNER IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, THENCE NORTH 09 DEGREES 33 MINUTES 42 SECONDS WEST, WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, A DISTANCE OF 179.40 FEET TO A RIGHT-OF-WAY MARKER SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 18 SECONDS AND WHOSE CHORD BEARS NORTH 08 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 75.32 FEET; THENCE WITH SAID CURVE TO THE RIGHT AND WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, AN ARC LENGTH OF 75.37 FEET TO A RIGHT-OF-WAY MARKER SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 988.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 18 SECONDS AND WHOSE CHORD BEARS NORTH 08 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 120.84 FEET; THENCE WITH SAID REVERSE CURVE TO THE LEFT AND WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, AN ARC LENGTH OF 120.71 FEET TO A RIGHT-OF-WAY MARKER SET FOR CORNER; THENCE NORTH 09 DEGREES 33 MINUTES 42 SECONDS WEST, WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, A DISTANCE OF 292.80 FEET, TO THE INTERIOR EL CORNER IN THE EXISTING WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, AN ARC LENGTH OF 293.05 FEET TO A RIGHT-OF-WAY MARKER SET FOR CORNER; THENCE NORTH 17 DEGREES 48 MINUTES 45 SECONDS WEST, WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, A DISTANCE OF 275.70 FEET TO A RIGHT-OF-WAY MARKER SET IN THE NORTH LINE OF SAID 79.857 ACRE TRACT OF LAND, SAID RIGHT-OF-WAY MARKER BEING IN THE SOUTH LINE OF A 22.800 ACRE TRACT OF LAND (BY DEED) DEEDED TO THE CROWLEY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN COUNTY CLERK'S FILE NO. D209119844 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS; THENCE NORTH 72 DEGREES 11 MINUTES 15 SECONDS EAST, WITH A CHORD LINE OF SAID 79.857 ACRE TRACT OF LAND WITH THE SOUTH LINE OF SAID 22.800 ACRE TRACT OF LAND, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" FOUND FOR THE NORTHEAST CORNER OF SAID 79.857 ACRE TRACT OF LAND, SAID 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" BEING THE EXISTING WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, THENCE SOUTH 17 DEGREES 48 MINUTES 45 SECONDS EAST, WITH THE EAST LINE OF SAID 79.857 ACRE TRACT OF LAND AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, A DISTANCE OF 310.15 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "WIER" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 14 MINUTES 18 SECONDS AND WHOSE CHORD BEARS SOUTH 13 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 302.08 FEET; THENCE WITH SAID CURVE TO THE RIGHT, WITH THE EAST LINE OF SAID 79.857 ACRE TRACT OF LAND AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, AN ARC LENGTH OF 302.04 FEET TO A POINT FOR CORNER; THENCE SOUTH 03 DEGREES 33 MINUTES 43 SECONDS EAST, WITH THE EAST LINE OF SAID 79.857 ACRE TRACT OF LAND AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SUMMER CREEK DRIVE, A DISTANCE OF 626.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 81,247 SQUARE FEET OR 1.865 ACRES OF LAND MORE OR LESS.

Easements

H. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: APRIL 19, 1963
RECORDING NO: VOLUME 3798 PAGE 178 DEED RECORDS, TARRANT COUNTY, TEXAS.
(DOES NOT AFFECT SUBJECT PROPERTY)

I. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JULY 11, 1986
RECORDING NO: VOLUME 8611, PAGE 182 DEED RECORDS, TARRANT COUNTY, TEXAS.
(DOES NOT AFFECT SUBJECT PROPERTY)

J. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 16, 2005
RECORDING NO: UNDER CLERK'S FILE NO. D205240116, DEED RECORDS, TARRANT COUNTY, TEXAS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

K. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 18, 2005
RECORDING NO: UNDER CLERK'S FILE NO. 0205243145, DEED RECORDS, TARRANT COUNTY, TEXAS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

L. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 16, 2005
RECORDING NO: UNDER CLERK'S FILE NO. D205240117, DEED RECORDS, TARRANT COUNTY, TEXAS
(AFFECTS SUBJECT PROPERTY AS SHOWN)

M. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TXU ELECTRIC DELIVERY COMPANY
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: MARCH 8, 2005
RECORDING NO: UNDER CLERK'S FILE NO. 0205065347 DEED RECORDS, TARRANT COUNTY, TEXAS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

N. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JANUARY 2, 2007
RECORDING NO: UNDER CLERK'S FILE NO. D207000841, DEED RECORDS, TARRANT COUNTY, TEXAS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

O. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JANUARY 2, 2007
RECORDING NO: UNDER CLERK'S FILE NO. 0207000842, DEED RECORDS, TARRANT COUNTY, TEXAS.
(AFFECTS SUBJECT PROPERTY AS SHOWN)

P. THE RIGHT TO CONTROL, LIMIT OR DENY ACCESS FROM THE INSURED PROPERTY TO STATE HIGHWAY NO. 121, AS PROVIDED IN DEED TO THE STATE OF TEXAS, DATED 11/15/2007 FILED D1/28/2008, UNDER CLERK'S FILE NO. D206020420, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. (ADJACENT TO SUBJECT PROPERTY AS SHOWN)

Q. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: SEPTEMBER 7, 2012
RECORDING NO: UNDER CLERK'S FILE NO. D212207271, DEED RECORDS, TARRANT COUNTY, TEXAS.
(TEMPORARY EASEMENT NO LONGER AFFECTS SUBJECT PROPERTY)

R. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF FORT WORTH
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 3, 2012
RECORDING NO: UNDER CLERK'S FILE NO. 0212188987, DEED RECORDS, TARRANT COUNTY, TEXAS.
(ADJACENT TO SUBJECT PROPERTY AS SHOWN)

S. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS.

P.R.V.'S REQUIRED

PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

IMPACT FEE STATEMENT

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT. APPLICATION, BASED UPON CURRENTLY ESTABLISHED FEES, IS REQUIRED. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

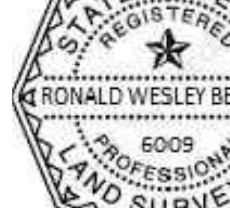
PARKWAY PERMIT

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF SUBMITTING THE IMPROVEMENT DESIGN VIA A PARKWAY PERMIT.

Surveyor's Statement

THIS IS TO CERTIFY THAT I, RONALD WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

RONALD WESLEY BENNETT, R.P.L.S.
TEXAS REGISTRATION NO. 6009



PRELIMINARY PLAT of
Life.Church Fort Worth
a tract of land located in
THE P.T.I. R.R.SURVEY, ABSTRACT NO.1831,
THE J. J. ALBIRADO SURVEY, ABSTRACT NO. 4
AND THE J. ASBURY SURVEY ABSTRACT
NO. 52, CITY OF FORT WORTH
STATE OF TEXAS

LIFE.CHURCH FORT WORTH
PREPARATION DATE: 6/3/16
PAGE 1 OF 2